Comments for Planning Application 142652/FO/2025

Application Summary

Application Number: 142652/FO/2025
Address: Chorlton Square Shopping Centre Barlow Moor Road Manchester M21 9AQ
Proposal: Erection of 6 no. residential buildings of 10, 8, 6 and 4 storeys in height to provide up to 262 residential dwellings (Use Class C3) with ground floor commercial uses (Use Class E (a-e)); infrastructure works including electric substation and associated utilities works, basement and ground level car parking, service yard, vehicular and pedestrian accesses; together with public realm works and hard/soft landscaping following the demolition of the existing buildings and structures on site.
Case Officer: Robert Griffin

Customer Details

Name: Not Available
Address: Not Available

Comment Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Comment Reasons:
Comment:I wish to object to the proposed development of high-rise buildings containing 262 flats in the centre of Chorlton. This application raises serious concerns across a number of valid planning grounds:

Scale and Design:
The proposed 10-storey buildings are entirely out of character with the Chorlton area, which is traditionally low-rise. The scale and density (262 flats, potentially housing over 645 residents) is inappropriate for the location. To.add to it the current
Greame House is only 8 story high and just one building.

Traffic and Parking:
The development provides only 164 residential parking spaces and 12 public spaces, which is insufficient and will worsen congestion and parking issues in an already busy area.I considering it's near several primary schools as well.

Pressure on Local Infrastructure:
Chorlton already faces shortages in school places, GP access, and other local services. This large-scale development will put further strain on overstretched amenities.

Loss of Retail and Community Space:

The retail space is being reduced.This threatens the commercial and social heart of Chorlton, with far fewer units and less space for community-focused businesses.

Environmental and Amenity Impact:
Increased noise, air pollution, and loss of privacy will impact both neighbouring properties and the overall quality of life in the area, less green space than previously proposed.

Lack of Affordable Housing:
Only 49 of the 262 flats are designated as affordable, which is inadequate given local housing needs.

In summary, the proposed development is excessive, unsympathetic to the area's character, and will have a detrimental impact on Chorlton's infrastructure, environment, and community identity.